007.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	854,600 / 854,600
					USE VALUE:	854,600 / 854,600
					ASSESSED:	854,600 / 854,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRIMMINS ELIZABETH E
Owner 2:	CURLEY DENISE M
Owner 3:	
Street 1:	169 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CYR LINDA/COREY RONALD W -
Owner 2:	WRONA NANCY -
Street 1:	169 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4970.000	395,400	3,900	455,300	854,600
Total Card	0.114	395,400	3,900	455,300	854,600
Total Parcel	0.114	395,400	3,900	455,300	854,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.05 /Parcel: 464.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 6200

GIS Ref

GIS Ref

Insp Date 11/03/17

!668!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,400	3900	4,970.	455,300	854,600		Year end	12/23/2021
2021	101	FV	384,400	3900	4,970.	455,300	843,600		Year End Roll	12/10/2020
2020	101	FV	384,500	3900	4,970.	455,300	843,700	843,700	Year End Roll	12/18/2019
2019	101	FV	285,200	3900	4,970.	483,700	772,800	772,800	Year End Roll	1/3/2019
2018	101	FV	284,100	2500	4,970.	352,800	639,400	639,400	Year End Roll	12/20/2017
2017	101	FV	284,100	2500	4,970.	307,300	593,900	593,900	Year End Roll	1/3/2017
2016	101	FV	284,100	2500	4,970.	261,800	548,400	548,400	Year End	1/4/2016
2015	101	FV	269,100	2500	4,970.	256,100	527,700	527,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:50:38

LAST REV

Date	Time
01/24/18	14:55:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 668

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CYR LINDA/COREY	52054-205		1/6/2009		472,500	No	No		
	PR453-184		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	6200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2009	1248	Redo Kit	37,400					DEMO KIT/REDESIGN
1/22/2009	43	Redo Bat	8,850					
7/31/1995	442	Manual	3,625					REPLACE SHINGLES

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Entry Denied	372	PATRIOT
9/22/1999	Meas/Inspect	264	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4970		Sq. Ft.	Site		0	80.	1.15	1									455,280						455,300	

Total AC/HA:	0.11410	Total SF/SM:	4970	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,280	Spl Credit		Total:	455,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32221508
Const Adj.:	0.98000199
Adj $ / SQ:	174.929
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443248
Depreciation:	47871
Depreciated Total:	395377

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

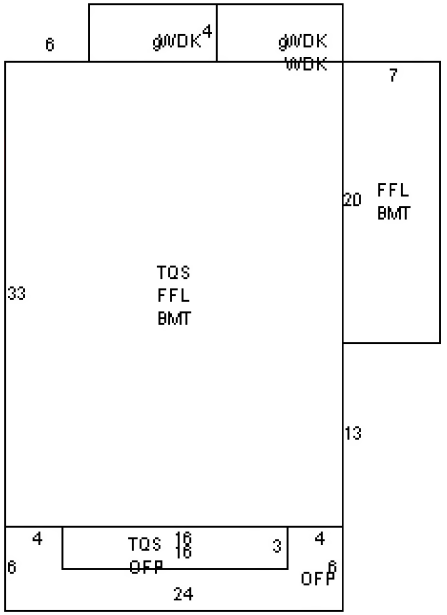
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.93
Special Features:	0	Val/Su Net:	143.99
Final Total:	395400	Val/Su SzAd	253.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	932	62.710	58,448
FFL	First Floor	932	174.930	163,034
TQS	3/4 Story	630	174.930	110,206
OFP	Open Porch	144	27.400	3,945
WDK	Deck	108	14.950	1,615
	Net Sketched Area:	2,746	Total:	337,248
Size Ad	1562	Gross Area	2956	FinArea 1842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	F	FR	1960	24.75	T	50	101			2,500			2,500
19	Patio	D	Y	1	20X24	A	AV	2010	3.03	T	7.2	101			1,400			1,400

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900